

**ADJOURNED REGULAR MEETING
OF
NOVEMBER 27, 1990**

The meeting was called to order at 3:07 p.m.

Item 1: Roll Call

Present: Members Roberts, Hartley, Pratt, Bernhardt, Henderson,
McCarty, Filner and Vice Chair Wolfsheimer
Not Present: Chair O'Connor
Secretary: Jack Fishkin

Item 2: Approval of the minutes of the Special Meeting of November 13, 1990.

Motion by Bernhardt to approve the minutes.
Second by Pratt.
Vote: 8-0

Item 3: Resolution approving the proposed Housing Rehabilitation Agreement with Vietnam Veterans of San Diego (VVSD), contingent upon receipt by VVSD of a Conditional Use Permit for the property located at 4104-4141 Pacific Highway.

Motion by Roberts to adopt the resolution.
Second by Hartley.
Vote: 8-0

ADOPTED AS RESOLUTION NO. 1922

Item 4: Resolution authorizing an Owner Participation Agreement (OPA) with San Diego Historic Properties IV for the rehabilitation of the Cole Building at Fifth and "G" Streets; and authorizing the use of funds in the amount of \$350,000 from the Gaslamp Quarter and Horton Plaza Low- and Moderate-Income Housing Funds for a rehabilitation loan; and determining that such use of funds will be of benefit to the Horton Plaza Redevelopment Project.

Motion by Filner to adopt the resolution.
Second by Pratt.
Vote: 8-0

ADOPTED AS RESOLUTION NO. 1923

Motion by Roberts to adopt Items 5, 7, 8, 9 and 10 by Consent.
Second by Filner.
Vote: 8-0 on Items 5, 9 and 10.
Item 7: 7-1 (Wolfsheimer voting nay)
Item 8: 7-0 (Wolfsheimer abstaining)

- Item 5: Resolution approving the Third Implementation Agreement to the Disposition and Development Agreement (DDA) with the Downtown Senior Center (McGurck Property.)

ADOPTED AS RESOLUTION NO. 1924

- Item 7: Resolution approving the Second Implementation Agreement with HSD/Horton Associates and Oliver McMillan Fourth Avenue Ltd.

ADOPTED AS RESOLUTION NO. 1925

- Item 8: Resolution approving the Negotiation Agreement with Tyson Plaza Partners for the block bounded by First, Second, "G" and Market Streets.

ADOPTED AS RESOLUTION NO. 1926

- Item 9: Resolution approving the First Amended Agreement Affecting Real Property for the "J" Street Inn.

APPROVED AS RESOLUTION NO. 1927

- Item 10: Resolution approving the Fourth Amendment to the Agreement with Morrison & Foerster for special legal counsel services in the area of Environmental Law/Hazardous Substances Liability.

ADOPTED AS RESOLUTION NO. 1928

- Item 6: Resolution approving the Basic Concept/Schematic Drawings for the Ace Gaslamp Parking Facility on the north side of "G" Street between Fifth and Sixth Avenues, subject to certain conditions.

Pam Hamilton described the project and noted there will be refinements to the drawings. The CCDC Board had voted 5-1 to omit the requirement of public restroom facilities at this location.

Mike Stepner, City Architect, stated the support of his office for this project, with the addition of language in the Conditions of Approval directing the developer/City Manager/Planning Department to pursue the provision of restroom facilities located on the Sixth Avenue frontage. The developer would provide the restrooms at his expense, with the City to provide an attendant and maintenance.

Scott Jones, President of Ace Parking, discussed his proposed project, and asked that the Agency concur with the CCDC Board's decision to omit the restroom requirement.

Jim Ahern, representing the Gaslamp Quarter Planning Board, spoke in favor of the project, and volunteered to serve on a committee to explore the restroom issue.

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Item 6: (continued)

Member Henderson questioned the possibility of unattended restrooms similar to those recently installed in New York City.

Member Hartley requested a report to the Public Facilities and Recreation Committee regarding the restroom issue and implementation of Council Policy 800-6 dealing with the need for public restroom facilities throughout the downtown area.

Motion by Filner to adopt the resolution with the addition of language in the Conditions of Approval regarding further discussions on the inclusion of public restrooms in this facility.

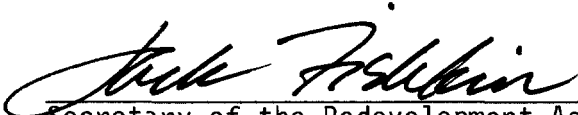
Second by Henderson.

Vote: 8-0

ADOPTED AS RESOLUTION NO. 1929

Public Comment - none.

The meeting was adjourned at 3:30 p.m.


Secretary of the Redevelopment Agency
of the City of San Diego, California